



Connells

Ansell Court Ansell Way
Warwick



Property Description

A gorgeous one bedroom home which has been carefully designed and decorated to a high standard through. This stylish home offers plenty of natural light, communal gardens with washing lines and allocated parking through a gated entrance.

The stunning kitchen is well equipped with counter-top space, storage and built in appliances. The open plan lounge diner is beautifully presented and provides plenty of space to relax and unwind or entertain. There is a light and airy double bedroom with fitted wardrobes and a newly fitted, high-spec bathroom. The property further benefits from loft access.

The location is perfect for national commuters as it is a short drive to the M40 and Warwick Parkway park and only 0.5 miles to Warwick train station making this home ideal for frequent visitors to London. The property is also close to Warwick hospital, perfect for health care professionals looking for an easy commute.

Ansell Way is just 0.5 miles into the historic Warwick town centre and its famous Warwick Castle. Warwick is a market town which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events.

Open Plan

Kitchen

12' 8" x 11' 8" (3.86m x 3.56m)

A recently renovated kitchen fitted with a range of wall and base units with work surface over, breakfast bar. Induction hob, extractor, oven, washer/dryer, dishwasher and fridge freezer. Boiler, new laminate flooring and windows to the side.

Lounge Diner

14' 10" x 14' 2" (4.52m x 4.32m)

An open plan lounge diner with laminate flooring and window to the side, leading through to the recently re-fitted, modern kitchen.

Bedroom One

12' 10" x 12' 2" (3.91m x 3.71m)

Window to front, fitted wardrobe, cupboard and carpeted flooring.

Bathroom

A recently modernised bathroom fitted with a skylight window, rainfall shower over bath, WC, vanity wash hand basin, large storage cupboard and vinyl flooring.

Parking

One allocated parking space through a gated entrance.









Total floor area 65.1 m² (701 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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14 High Street
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EPC Rating: C Council Tax
 Band: B

Service Charge:
 1683.18

Ground Rent:
 198.04

Tenure: Leasehold

view this property online connells.co.uk/Property/WAR107735

This is a Leasehold property with details as follows; Term of Lease 150 years from 14 Dec 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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